

12-22-2021
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Portions of document are illegible due to condition of original.
Document contains seals verified by original instrument that cannot be reproduced or copied.

The attorney preparing this instrument has made no title examination of the property and expresses no opinion as to title.

Prepared by the Law Offices of G. Grady Richardson, Jr., P.C.

Return to:

General Description: All of Riverside Drive, Sunset Beach, NC (Map Cabinet H, Page 358)

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

DEED OF CORRECTION

THIS DEED OF CORRECTION is made and entered into on this 21st day of December 2021, by and between the **Town of Sunset Beach**, a North Carolina Municipal Corporation, with an address of 700 Sunset Blvd. North, Sunset Beach, North Carolina 28468 (hereinafter, "Party of the First Part"); and, **Big Pine Holdings, LLC**, a North Carolina Limited Liability Company with an address of 1574 Monster Buck Lane, Supply, North Carolina 28462 (hereinafter "Party of the Second Part").

WITNESSETH:

WHEREAS, the Party of the Second Part transferred two tracts of land to the Party of the First Part through a Quitclaim Deed that was recorded in the Brunswick County North Carolina Register of Deeds in Book 4761, Page 574, on December 13, 2021 (hereinafter "12/13/2021 Quitclaim Deed"); and,



WHEREAS, by mutual mistake said 12/13/2021 Quitclaim Deed contained an error in the description of the property thereby intended to be conveyed by the Party of the Second Part in that it inadvertently included a parcel of land entitled, "TRACT ONE;" and,

WHEREAS, the Party of the Second Part never intended to transfer said "TRACT ONE" to the Party of the First Part, and the Party of the First Part never intended to receive any interest in said "TRACT ONE;" and,

WHEREAS, by the recordation of this instrument both parties intend to undo or otherwise correct the effect of said unintended inclusion of "TRACT ONE" that occurred in the legal description of the 12/13/2021 Quitclaim Deed, by quitclaiming any and all interest in said "TRACT ONE" that the Party of the First Part may now have to the Party of the Second Part.

NOW, THEREFORE, the Party of the First Part for good and valuable consideration the sufficiency of which is hereby acknowledged, have and by these presents do acknowledge, grant, bargain, convey, remise, release and forever quitclaim unto the Party of the Second Part, its successors and assigns, all right, title, claim, and interest of the Party of the First Part in and to all of the certain parcel of land located in the County of Brunswick, State of North Carolina, being conveyed herein as more particularly described as follows:

See Attached Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the Party of the First Part free and discharged of all right, title, claim, or interest of the Party of the First Part or anyone claiming by, through, or under said Party of the First Part.

The designation Party of the First Part and Party of the Second Part, as used herein, shall include said parties and their respective successors and assigns where permitted.

IN TESTIMONY WHEREOF, Party of the First Part and Party of the Second Part have caused this instrument to be executed under seal and in such form as to be binding, this the day and year first above written.

[SIGNATURES FOLLOW ON SUBSEQUENT PAGES]



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08:41:01.000
Brenda M. Clemmons PROP
page 3 of 5

TOWN OF SUNSET BEACH

 (SEAL)
MAYOR SHANNON PHILLIPS

ATTEST:


LISA ANGLIN, Clerk



[Affix Town Seal]

STATE OF NORTH CAROLINA

COUNTY OF Brunswick

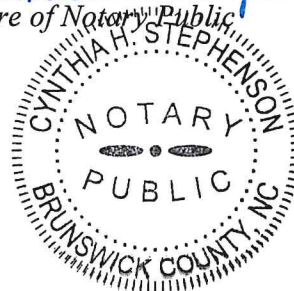
I, Cynthia H Stephens, a Notary Public of the County and State aforesaid, certify that Lisa Anglin personally came before me this day and acknowledged that she is Town Clerk of the Town of Sunset Beach, and that by authority duly given and as the act of the Town Council, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by herself as its Town Clerk.

WITNESS my hand and official stamp or seal, this 21 day of Dec, 2021


Signature of Notary Public

My Commission Expires:

2-16-2023





BIG PINE HOLDINGS, LLC

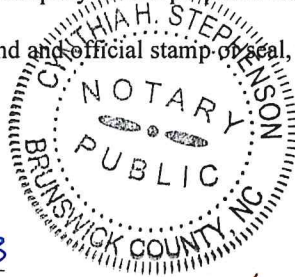
Gregory S. Gore (SEAL)
By: Gregory S. Gore, Manager/Member

Samuel N. Varnam (SEAL)
By: Samuel N. Varnam,
Manager/Member of Tidal Ventures, LLC

STATE OF NC
COUNTY OF Brunswick

I, Cynthia H. Stephenson, a Notary Public of the County and State aforesaid, certify that Gregory S. Gore, either being personally known to me or proven by satisfactory evidence by current state or federal identification with the principal's photograph in the form of a NCDL, personally appeared before me this day and acknowledged that his is Manager/Member of Big Pine Holdings, LLC, a North Carolina Limited Liability Company, and that he, as Manager/Member, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 21 day of Dec, 2021



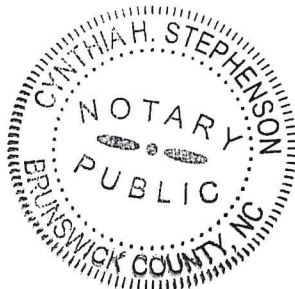
Cynthia H. Stephenson
Signature of Notary Public

My Commission Expires:
2-16-2023

STATE OF NC
COUNTY OF Brunswick

I, Cynthia H. Stephenson, a Notary Public of the County and State aforesaid, certify that Samuel N. Varnam, either being personally known to me or proven by satisfactory evidence by current state or federal identification with the principal's photograph in the form of a NCDL, personally appeared before me this day and acknowledged that his is Manager/Member of Tidal Ventures, LLC, a North Carolina Limited Liability Company, and that he, as Manager/Member, being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 21 day of Dec, 2021



Cynthia H. Stephenson
Signature of Notary Public

My Commission Expires
2-16-2023

EXHIBIT "A"

TRACT ONE- Being all of Riverside Drive, a thirty foot road right of way, as shown on a survey map entitled *Map of Sunset Beach, eastern End, Blocks 40E, 40F, 13, 14R & 15R, Part 1 and 2*, by Gerrit C. Greer, R.L.S., dated September 8, 1975, and recorded in the Office of the Register of Deeds for Brunswick County, North Carolina in Map Cabinet H at Page 358; said survey map incorporated herein by reference for greater certainty of description. For Back Reference, See Deed Book 264, Page 24.